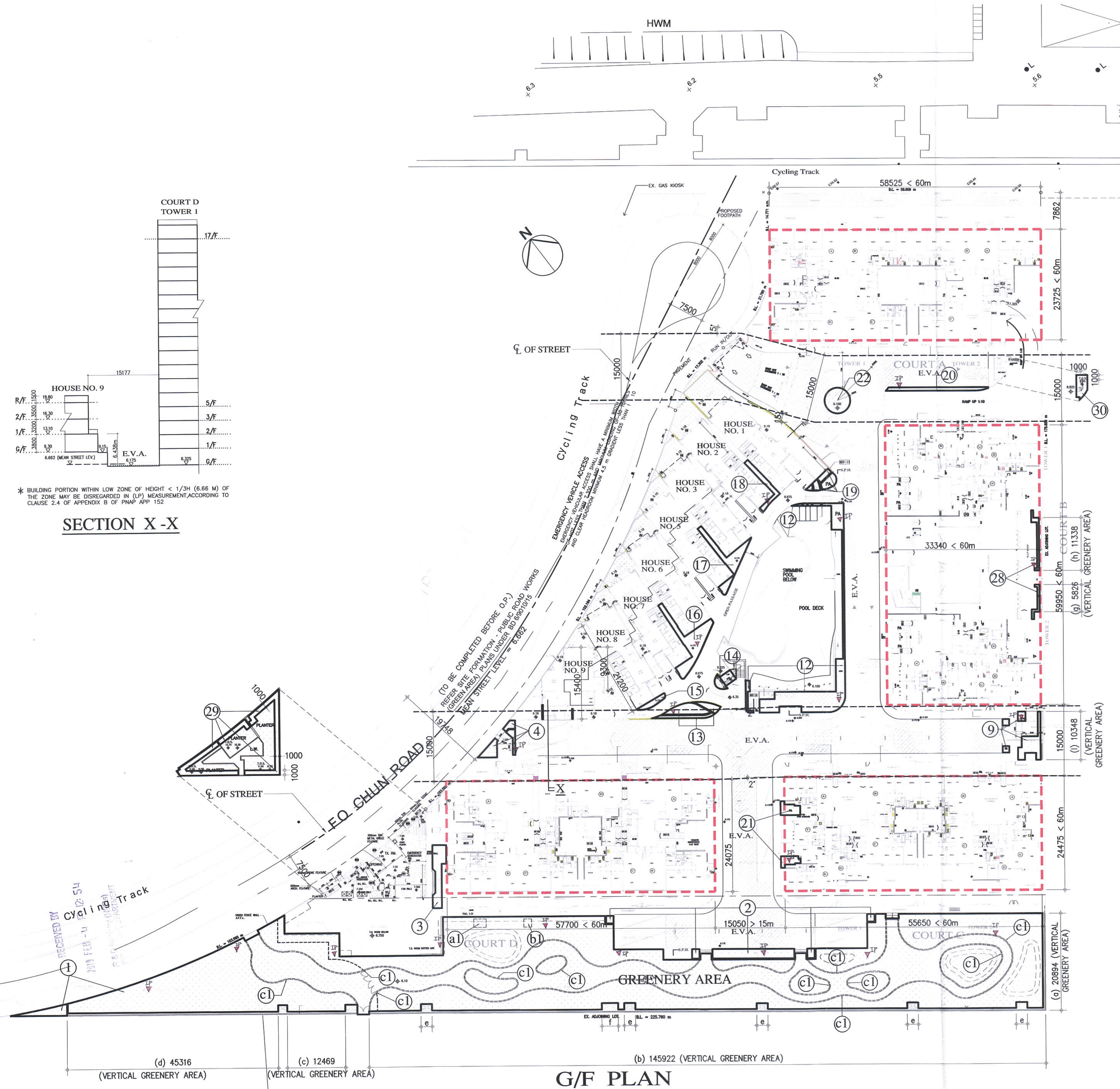




BUILDING SEPARATION

Lp (FOR COURT A) = 58.525 m < 60.0 m
Lp (FOR COURT B) = 59.950 m < 60.0 m
Lp (FOR COURT C) = 55.650 m < 60.0 m
Lp (FOR COURT D) = 57.700 m < 60.0 m

HENCE, THE REQUIRMENT OF BUILDING SEPARATION UNDER PNAP NO. APP-152 IS NOT APPLICABLE

STREET SET BACK CALCULATION

FURTURE PUBLIC ROAD ARE MORE THAN 15m IN WIDTH, THE REQUIRMENT OF BUILDING SET BACK IS NOT REQUIRED

BUILDING PERMEABILITY CALCULATION

AS CONTINUOUS PROJECTED FACADE LENGTH (Lp) LESS THAN 60m. THEREFORE STREET CANYON & BUILDING PERMEABILITY IS NOT REQUIRED.

GREENERY AREA CALCULATION

SITE AREA = 19,000.000 s.m.
20% OF SITE AREA = 3,800.000 s.m.
30% OF VERTICAL GREENERY = 1,140.000 s.m. (MAX.)

GREENERY AREA AT G/F			
① =	3,062.366 s.m.	⑮ =	6.616 s.m.
② =	47.760 s.m.	⑯ =	45.228 s.m.
③ =	27.589 s.m.	⑰ =	30.109 s.m.
④ =	17.437 s.m.	⑱ =	13.487 s.m.
⑤ =	-8.262 s.m.	⑲ =	14.653 s.m.
⑥ =	-10.890 s.m.	⑳ =	15.394 s.m.
⑦ =	-2.567 s.m.	㉑ =	17.585 s.m.
⑧ =	-1.304 s.m.	㉒ =	23.758 s.m.
⑨ =	29.365 s.m.	㉓ =	5.898 s.m.
⑩ =	-2.894 s.m.	㉔ =	2.648 s.m.
⑪ =	-2.949 s.m.	㉕ =	2.495 s.m.
⑫ =	115.036 s.m.	㉖ =	-1.681 s.m.
⑬ =	30.385 s.m.	㉗ =	-0.569 s.m.
⑭ =	4.714 s.m.	㉘ =	11.977 s.m.
		㉙ =	64.935 X 50% = 32.468 s.m.
		㉚ =	9.736 X 50% = 4.868 s.m.
DEDUCT AREA :		TOTAL =	3,550.795 s.m.
㉑ =	4.860 s.m.		
㉒ =	2.955 s.m.		
㉓ =	102.169 s.m. (PLANTER WALL)		
TOTAL =			109.984 s.m.

$3,550.795 - 109.984 = 3,440.811 \text{ s.m.}$

VERTICAL GREENERY AREA AT G/F
[(a) + (b) + (c) + (d) X 1.500 H] - (e X 5 NOS. + f) X 1.500 H + [(g + h) X 3.225 H] + (i X 2.000H)
= (20.894 W + 145.922 W + 12.469 W + 45.316 W) X 1.500 H - (2.400 W X 5 + 3.525 W) X 1.500 H + (5.826 + 11.338) X 3.225 H + (10.348 X 2.0 H)
= 389.664 s.m. < 1,140 s.m. (10.173 %)

ACTUAL % OF GREENERY AREA
= GREENERY AREA AT G/F + VERTICAL GREENERY AREA AT G/F
(3,440.811 + 389.664) = 3,830.475

$$= \frac{3,830.475}{19,000.000} \times 100 \%$$
$$= 20.160 \% > 20 \%$$

LANDSCAPING AREA FOR D.L.O.

LANDSCAPING AREA REQ. SC (26)			
SITE AREA	=	19,000.000 s.m.	
20% OF SITE AREA	=	3,800.000 s.m.	
GREENERY AREA AT G/F	=	3,830.475 s.m.	
ACTUAL % OF GREENERY AREA	=	$\frac{3,830.475 \text{ s.m.}}{19,000.000 \text{ s.m.}} \times 100 \%$	
	=	$20.160 \% > 20 \%$	

B.D. REFERENCE NO.: BD 2 / 9010 / 15

F.S.D. REFERENCE NO.: FP 8 / 30646

REVISIONS		INITIAL AND DESIGNATION			
NO.	DESCRIPTION AND DATE	DWN	CKD	AUTH	
m	GENERAL REVISED	01/19	K.K.	R.H.	M.N.
	AS APPROVED BY B.D. ON 13/09/18				
	AS APPROVED BY F.S.D. ON 10/09/18				
k	GENERAL REVISED	08/18	K.K.	R.H.	M.N.
	AS APPROVED BY B.D. ON 02/05/18				
	AS APPROVED BY F.S.D. ON 26/04/18				
i	GENERAL REVISED	03/18	K.K.	R.H.	M.N.
	AS APPROVED BY B.D. ON 28/02/18				
	AS APPROVED BY F.S.D. ON 19/03/18				
i	GENERAL REVISED	01/18	K.K.	R.H.	M.N.
	AS APPROVED BY B.D. ON 04/01/18				
	AS APPROVED BY F.S.D. ON 19/12/17				
h	GENERAL REVISED	11/17	K.K.	R.H.	M.N.

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORIZED	J.A.	SIGNED	7/2015
CHECKED	J.A.	SIGNED	7/2015
	R.H.	SIGNED	7/2015
	M.N.	SIGNED	7/2015
DRAWN	K.K.	SIGNED	7/2015

PROJECT :
PROPOSED RESIDENTIAL DEVELOPMENT ON
TAI PO TOWN LOT No.213,
No. 18 FO CHUN ROAD,
PAK SHEK KOK, TAI PO, N.T.

JOB NO : 1405

DRAWING TITLE :

S.B.D. & GREENERY AREA
CALCULATION

SCALE : 1:500

DRAWING NO. : 251 (m)

SOURCE : 251

馬梁建築師事務所 (香港) 有限公司

LEUNG SAI HUNG
HKIA AUTHORIZED PERSON
FOR B. D. SUBMISSION
Statement II: The works shown on these plans
are Type II works
General Building Works
(Amendments)
in respect of which the Building Authority's consent
is applied for.

BD's OFFICIAL USE

Note: This plan has been processed on a
computerized check basis using our automated
processing system as permitted in clause
AD44-12. The roles of the structural engineer,
registered structural engineer, and registered
geotechnical engineer associated with the
under section 4(5)(b) and the provision of
section 14(2)(c) of the Buildings Ordinance
of particular relevance in this respect.

Plan Approved

TSANG Wai-king, Aileen
Senior Building Surveyor
for BUILDING AUTHORITY
- 1 MAR 2019